MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145670/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of first floor rear extension and alterations to roof.
Site address:	3 Southgate Manchester M21 8EA
Ward(s):	Chorlton
Date application valid:	13 April 2026
Applicant name:	Mr Neil Pakey
Agent (if any):	Mr Mike Macpherson
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	05 June 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Southgate. The property features an existing part single part two storey rear extension. The property features hardstanding to the front for off street vehicle parking and garden to the rear.

The property is in a mostly residential part of Chorltonville ward of Manchester and within the Chorltonville Conservation Area.

Description of development

Erection of first floor rear extension and alterations to roof.

The proposed first floor rear extension projects 3676mm from the original rear elevation and is finished in Perma Rock Mineral K Finish coloured rough textured render finish (3/5mm particle size) in White colour to match existing. A new window is featured to the rear to match existing.

The proposed roof alteration is a new hipped roof to the proposed first floor rear extension finished in Sandtoft Lindum roof tiles with smooth finish (or similar) in Rustic Red colour to match existing main roof tiles.

The existing French doors on the rear outrigger is proposed to be changed to a window with brick infill to match.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Local Residents

2no local residents commented in objection to the application with concern regarding potential privacy/overlooking harm created by the proposed development.

Consultees

No consultees required.

Notifications and publicity

No representations received.

Negotiations

No negotiations required.

Relevant policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
    - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC18 - Conservation Areas
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P2: Heritage
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
    - DM2: Information requirements
    - DM3: Determining development proposals
    - DM6: Use of planning conditions and obligations
    - DM7: Relationship with other regulatory regimes
  - Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - Chapter 12 - Making effective use of land
    - L4: Residential extensions
  - Chapter 14 - Achieving well-designed places
    - DP3: Key principles for well-designed places
  - Chapter 20 - Conserving and enhancing the historic environment
    - HE9: Conservation areas

Assessment

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching render, brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at the rear and having a lower roof line and matching materiality.

The impact to adjoining neighbour No1 is acceptable given the distance to the shared boundary and the similar extension already present at No1.

The impact to bordering neighbour No5 is more significant however given the limited rear projection and that the proposed extension does not step out beyond the existing side elevation the impact is acceptable.

The impact to the rear neighbours is less sensitive given the distance to the boundary and the limited projection in line with the existing ground floor.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at the immediately adjacent No1 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding a window to the new rear elevation at first floor, given these are similar to existing windows on this elevation the impact to privacy is no more harmful than existing rear facing windows. Local neighbour concerns on the new first floor window are noted however similar windows are located at No1 and at No 5 with an impact that has been accepted and is expected of residential development of this nature.

Light

Given the limited rear projection and that the proposed extension does not step out beyond the existing side elevation the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building and would not present further accessibility issues into the property.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current domestic storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The site is located within the Chorltonville Conservation Area, where development is expected to safeguard the area’s special architectural and visual character while allowing for its continued use and evolution.

Although the Council has powers to control minor details such as window design and materials within conservation areas, Chorltonville is defined by a strong and consistent character. As a result, reliance is generally placed on encouraging property owners to retain original features and detailing, rather than imposing detailed controls.

The proposed development is modest in scale and has been designed to respect the character of the host property and the wider conservation area, including the use of matching materials. It would sit comfortably within the street scene, noting that extensions and outbuildings are a common feature within the area.

Overall, the proposal would result in less than substantial harm to the significance of the conservation area and any associated heritage assets, in accordance with Section 16 of the National Planning Policy Framework.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

On balance, the proposed extension is acceptable when assessed against the development plan as a whole. It represents a modest and subordinate addition that respects the character and appearance of the host dwelling and wider Chorltonville Conservation Area, while safeguarding neighbouring amenity. The identified less than substantial harm to heritage significance is limited and is outweighed by the benefits of providing additional, improved living accommodation. The development therefore accords with relevant local and national planning policies, and there are no material considerations that would justify withholding permission.

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Location Plan, THE LOCATION PLAN, 01, 13 Apr 2026

b. PROPOSED MIXED/COMBINED PLANS, 04, 13 Apr 2026

c. Heritage Statement, 13 Apr 2026

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.